

## COMMUNITY MEETING REPORT

**Petitioner: Tribek Properties**  
Rezoning Petition No. 2021-044

This Community Meeting Report is being filed with the Office of the City Clerk and the Charlotte Planning, Design and Development Department pursuant to the provisions of the City of Charlotte Zoning Ordinance.

### **PERSONS AND ORGANIZATIONS CONTACTED WITH DATE AND EXPLANATION OF HOW CONTACTED:**

A representative of the Petitioner mailed a written notice of the date and time of the Community Meeting, and information on how to access the Community Meeting to the individuals and organizations set out on Exhibit A-1 attached hereto by depositing such notice in the U.S. mail on April 30, 2021. A copy of the written notice is attached hereto as Exhibit A-2.

### **DATE, TIME AND LOCATION OF MEETING:**

The Community Meeting was held on Tuesday, May 11, 2021 at 6:30 PM. The Community Meeting was a virtual Community Meeting and was held by way of a Zoom Webinar.

### **PERSONS IN ATTENDANCE AT MEETING:**

The Community Meeting was attended by those individuals identified on Exhibit B attached hereto. The Petitioner's representatives at the Community Meeting were Scott Bortz of the Petitioner, Sean Paone and Mary Beth Wortham of ColeJenest & Stone, Phil Oliver of LS3P Associates, Randy Goddard of Design Resource Group and John Carmichael of Robinson Bradshaw & Hinson, P.A.

### **SUMMARY OF ISSUES DISCUSSED:**

The Petitioner's representatives utilized a power point presentation during the Community Meeting, a copy of which is attached hereto as Exhibit C.

John Carmichael welcomed the attendees to the Community Meeting and introduced himself and the Petitioner's representatives. John Carmichael stated that this is the official Community Meeting relating to Rezoning Petition No. 2021-044.

John Carmichael provided the current schedule of events relating to this rezoning request. He stated that the earliest that the Public Hearing could occur is Monday, June 21, 2021 at 5:00 P.M. at the Charlotte-Mecklenburg Government Center located at 600 East 4<sup>th</sup> Street. However, the Public Hearing will likely be a virtual meeting due to COVID-19. John Carmichael stated that the Public Hearing is before City Council and the Zoning Committee. John Carmichael stated that the Public Hearing could be deferred for some reason.

The earliest that the Zoning Committee Work Session could be held is Tuesday, July 6, 2021 at 5:30 P.M. at the Charlotte-Mecklenburg Government Center. However, the Zoning Committee Work Session will likely be a virtual meeting due to COVID-19. Although the Zoning Committee Work Session is a public meeting, it is not a Public Hearing. This means that the public is welcome to attend the meeting, however, neither the public nor the Petitioner typically speak at this meeting. The Zoning Committee will make a recommendation to City Council as to whether or not this Rezoning Petition should be approved or denied.

The earliest date that City Council could render a decision on this rezoning request is Monday, July 19, 2021 at 5:00 P.M. at the Charlotte-Mecklenburg Government Center. The July 19, 2021 City Council Meeting will likely be a virtual meeting.

John Carmichael then showed maps and aerial photographs that depict the site. John Carmichael stated that the site subject to this Rezoning Petition contains approximately 2.07 acres and is located on the east side of South Kings Drive between East Third Street and East Fourth Street. The site is across South Kings Drive from Thompson Park. The site is comprised of two tax parcels. There is an existing office building on the site.

John Carmichael shared a slide that shows the Lynx Gold Line Route and stops in the vicinity of the site. The closest stop is approximately 996 feet from the site.

John Carmichael shared a slide that depicts the current zoning of the site and nearby parcels of land. John Carmichael stated that the site is zoned B-2 and MUDD (CD). John Carmichael briefly discussed the zoning of nearby parcels of land.

John Carmichael stated that pursuant to this rezoning request, the Petitioner is requesting that the site be rezoned to the MUDD-O zoning district to accommodate the development of a maximum 300 foot tall building that could be devoted to office uses, multi-family dwelling units and/or a hotel use. Additionally, up to 8,000 square feet of retail, personal service and eating, drinking and entertainment establishment uses could be located in the building.

John Carmichael stated that the maximum size of the building would be 890,000 square feet, however, that square footage number includes the parking structure. In terms of the maximum sizes of the uses, a maximum of 330,450 square feet of office uses and a maximum of 8,000 square feet of retail, personal service and eating, drinking and entertainment establishment uses would be permitted, or a maximum of 350 multi-family dwelling units and a maximum of 8,000 square feet of retail, personal service and eating, drinking and entertainment establishment uses could be located in the building or some combination of office, multi-family and hotel uses and a maximum of 8,000 square feet of retail, personal service and eating, drinking and entertainment establishment uses could be located in the building. The various use combinations would stay within the same vehicular trip generation parameters.

John Carmichael shared four slides regarding the land use plan that applies to the site. The land use plan is the Midtown Morehead Cherry Area Plan. John Carmichael stated that the site is located in the Midtown section of the land use plan and the recommended future land use is residential, office and retail. The site is located outside of the pedestrian zone and the land use plan provides that building heights exceeding the usual PED limit of 100 feet may be appropriate outside of the pedestrian zone subject to site specific rezoning applications.

Sean Paone then addressed the meeting and shared and discussed the Rezoning Plan.

Sean Paone stated that we are the land planners and engineers for this rezoning request. What is being shown on the screen currently is the rezoning plan that was submitted as part the Rezoning Petition. The plan depicts the building envelope, the setbacks and the open space area. This plan is on the Planning Department's webpage for this Rezoning Petition.

This is a rendered site plan. As John mentioned, the site contains approximately 2.07 acres and is surrounded on three sides by public streets. Kings Drive is on the west side, East Third Street is on the south side and the Third-Fourth Connector Street is on the north side. CPCC is to the north of the site, Thompson Park is to the west of the site and a multi-family building is located to the south of the site. Office uses are located to the east of the site.

The proposed building footprint is highlighted in yellow on this site plan. That is the extent of the building footprint including the parking structure as well as the proposed uses that would be located above the parking structure. The intention is to have a relationship between the building and East Fourth Street and Kings Drive.

Sean Paone stated that the green space on the eastern portion of the site is the open space. It is approximately two tenths of an acre. The proposed open space would have hardscape, landscaping, seating and pedestrian paths. The site would have four vehicular access points. A right-in, right-out access point on Kings Drive and a left-in, left-out access point on East Third Street. An additional left-out only access point would be located on East Third Street and a left-in, left-out access point would be located on the Third-Fourth Connector Street. The project would make improvements to the streetscape including enhancements to the sidewalks and the planting of street trees.

The other thing to mention is there is a substantial elevation difference from the intersection East Third Street and Kings Drive to the intersection of East Fourth Street and Kings Drive. The elevation difference is approximately 20 feet.

Randy Goddard then addressed the meeting. Randy Goddard stated that he is a Senior Principal with Design Resource Group. We prepared the traffic study for the site. We started quite a while ago meeting and discussing the project with Charlotte DOT and NCDOT and from that we scoped the project.

Randy Goddard shared a slide that depicts the ten study intersections that they looked at as part of this project. This is the area of influence. We analyzed all ten of these intersections as part of the project. The other thing we did at the start of the project is that we worked closely with both DOTs to establish the driveway locations that Sean touched on to make sure that they would work well. The other thing to point out is that the access on Kings Drive would be limited to right-in, right-out movements. A median would be installed on Kings Drive to restrict the movements at this access point to right-in, right-out movements.

Another part of the project are the required roadway improvements. Randy Goddard shared a slide that depicts the improvements. Randy Goddard stated that everything you see in black are the existing lanes so these are the movements made at those particular intersections. Through the traffic study and working with the DOTs, we determined the required traffic mitigation, and the mitigation would include pedestrian improvements at four of the intersections and those intersections are East Third and Kings Drive, East Fourth and Charlottetowne, East Fourth and I-277 and East Third and I-277. The pedestrian improvements typically to be included are accessible pedestrian signals with APS push buttons at all four of those locations and upgraded accessible ramps and upgraded crossings and markings at those intersections. So quite a bit of work will get done outside of the area of the actual site itself.

Randy Goddard then discussed the vehicular access points for the site and he discussed where the turn lanes for the access points would be installed. Randy Goddard also stated that the Petitioner would install a pedestrian hybrid beacon on East Third Street between Charlottetowne Avenue and South Kings Drive. The exact location of the pedestrian hybrid beacon would be determined by the DOTs.

The Community Meeting was then devoted to a question, answer and comment session. Set out below is a summary of the responses to the questions as well as the comments that were expressed at the meeting.

- In response to a question, Scott Bortz stated that the existing building on the site is three stories in height above grade. The building has a basement.
- An attendee stated that with respect to the access on the 3<sup>rd</sup> and 4<sup>th</sup> connector, it seems that the entrance and exit should be split with the entrance first and the exit next so that the exits do not conflict with the entrances. Sean Paone stated that the arrows on the site plan are mixed up and that there will not be a conflict.
- An attendee asked if there are any conceptual elevations for the office, hotel and multi-family uses being stacked above a parking garage. John Carmichael stated that there are not conceptual elevations for the building. We received comments from Planning last week and they included a request for architectural notes on the rezoning plan. We are actually meeting with Planning tomorrow to discuss the architectural notes and other matters. At some point, there will be more detailed architectural requirements in the form of notes on the rezoning plan. Phil Oliver confirmed that the building would stack above the parking.
- In response to question regarding exterior building materials, Phil Oliver stated that he does not know what the materials would be at this time and it will depend in part on the types of uses located in the building. However, there would transparency requirements on the plan in terms of the architectural standards.
- In response to a question, Sean Paone stated that the intention is to try to limit vehicular conflicts at the access points.
- In response to a question regarding parking ratios, John Carmichael stated that the MUDD requirement is 1 space per 600 square feet for non-residential uses and 1 space per residential unit. Phil Oliver stated that at this point they have not determined what the actual parking ratios would be for the building.
- In response to a question, Phil Oliver stated that the retail would be above grade and located at the corner of East Fourth Street and Kings Drive and the corner of East Third Street and Kings Drive. The retail would be located at the base of the parking deck.
- An attendee stated that the left deceleration lane on East Third Street seems to impinge on the sidewalk and asked if the sidewalk could be moved more into the site and what is the width of the sidewalk. Sean Paone stated that based on the feedback we just received from Planning, there is a request to make it more of an urban condition where the sidewalk would actually go to the face of the building at these locations. I think we are currently showing some planting strips between the sidewalk and the building face. But obviously with having retail there we would want it to be pedestrian friendly in those locations along Kings Drive and along the building frontage on East Third Street. That pedestrian movement will actually get wider based on the feedback we received.
- In response to a question regarding transparency requirements looking into the garage, Phil Oliver stated that they are looking at that now.

- An attendee asked if Tribek is expecting City Council to grant this rezoning without elevations or more concrete plans. John Carmichael stated that in terms of elevations, the Petitioner will ultimately have more detailed architectural commitments in the form of notes on the rezoning plan. We can come up with something that is representative of the architectural notes, but right now Tribek is not in a position to formally design the building. In terms of the uses, Tribek desires the flexibility to have office, retail, multi-family and/or hotel uses in the proposed building.
- An attendees asked about the sight triangles at the corners. Sean Paone stated that 35 x 35 and 10 x 70 are the standard sight triangles.
- An attendee asked if the Petitioner envisioned this as an island. Phil Oliver stated that the retail uses would be accessible to people walking on the sidewalks on Kings Drive, East Third Street and East Fourth Street. This would not be an island in his view.
- In response to a question regarding the sizes of the retail bays, Phil Oliver stated that the sizes of the individual retail bays have not been determined yet. However, the retail bays will be accessible and visible from the street level.
- In response to a question, Sean Paone stated that on Kings Drive there is a 24 foot setback from the back of curb that includes an 8 foot planting strip, an 8 foot sidewalk and an 8 foot pedestrian zone. On East Third Street there is a 22 foot setback from the back of curb so it is essentially the same thing, an 8 foot planting street, an 8 foot sidewalk and a 6 foot pedestrian zone. On East Fourth Street, there is a jog in the right of way and the setback actually falls inside the right of way, so we are holding the right of way line there.
- An attendee stated that 8 foot wide planting strips and 8 foot wide sidewalks are too narrow.
- An attendee asked when the ultimate use of the building will be determined. Scott Bortz stated that the ultimate use will be determined by the market and when they are able to ascertain the best use of the site. That may not occur for another 6 months or a year.
- In response to a question, Sean Paone stated that the open space area would contain hardscape, landscaping, seating, pedestrian scale lighting and pathways. The open space would be open to pedestrians.
- In response to a question, Randy Goddard stated that they are not proposing pedestrian improvements at the intersection of Charlottetowne Avenue and Elizabeth Avenue, but they are proposing pedestrian improvements at the intersection of East Fourth Street and Charlottetowne Avenue. Pedestrian improvements such as APS pushbuttons and upgrading pedestrian crossings/ ramps would be installed.
- In response to a question, Sean Paone stated that it has not been determined how many seats would be in the open space area or if a fountain would be installed.
- An attendee stated that she is not comfortable with this presentation. Responding that the development will meet Ordinance standards is not a sufficient answer. You are asking for a huge development with no details. This is not acceptable. This needs to be more fully developed. This is not a Community Meeting that the Community can respond to. You guys have no details. The Community deserves more information on what to expect at this important site.

- An attendee stated that she knows that Planning pushes a more urban sidewalk. However, it is all sidewalks and tree wells, which is awful.
- An attendee asked what type of lighting is envisioned for the building. We have enough light pollution. She would not like the building to have lots of uplighting. Phil Oliver stated that they have not studied the lighting yet.
- An attendee stated that this proposal feels premature to her. There are too few answers and specifics.
- In response to a question, John Carmichael stated that the site is not located in the pedestrian zone identified in the Midtown Morehead Cherry Area Plan. John Carmichael shared a map from the Midtown Morehead Cherry Area Plan that depicts the pedestrian zone.
- In response to a question regarding how many stories would be in a 300 foot tall building, Phil Oliver stated that it depends on the ultimate use. An office use could be 20 stories. A multi-family building could be 30 stories.
- In response to a question regarding what can be built by right on the site, John Carmichael stated that the B-2 portion of the site is about 1.840 acres in size and under the current zoning if you built a parking deck, you could develop 120,225 square feet on the B-2 portion of the site. Without a parking deck, just over 80,000 square feet could be developed on the B-2 portion of the site. The MUDD (CD) portion of the site is that triangular piece and it has a conditional plan. Under the current zoning, the MUDD (CD) portion of the site can be developed with a maximum 2,777 square foot building, and a maximum of 1,371 square feet of the building could be devoted to retail or a restaurant uses.
- An attendee stated that when SunTrust Bank was fully operational, traffic on the Third-Fourth Connector Street would get congested and asked how the Petitioner would mitigate ingress and egress at the site. Randy Goddard stated that the access point on the Third-Fourth Connector Street would have a 200 foot long left turn lane whereas right now there is not a left turn lane. Additionally, the access point on Kings Drive would be a right-in, right-out only access point which would help with congestion.
- In response to a question, Phil Oliver stated that he did not know how many levels or floors would be in the parking deck, but it would be from three to six.
- In response to a question, Sean Paone stated that a landscape plan has not been developed for the open space area yet.
- An attendee stated that she cannot understand Randy's feeling that the traffic changes would be better than the current conditions. This attendee asked what are the potential traffic counts for the different uses and how do they compare to the current traffic counts. Randy Goddard stated that the traffic that would be generated by the proposed building is more than what is generated by the existing building. That is the reason that we had to look at all these intersections as it relates to the traffic study. So we look at AM and PM peak hour trips. I do not know what is there right now and what is generated by the site right now. We took into account the proposed development under both the residential scenario and the office scenario to determine what the impacts would be and then determined the proper mitigation based on the analysis and discussions with NCDOT and CDOT.

- In response to a question regarding limiting the retail space to 8,000 square feet, Phil Oliver stated that it is a function of its location and site topography. It can really only be located where we are showing it.
- An attendee asked for the peak traffic numbers for the different uses. Randy Goddard stated that under the office scenario, the AM peak is a little over 500 trips and the PM peak is 380 trips. That's ins and outs. Under the residential scenario, the AM peak is 260 trips ins and outs and the PM peak is 160 trips ins and outs. Randy Goddard confirmed that these numbers are in the traffic study. Randy Goddard stated that a hotel use is not in the traffic study but a hotel use would not generate more traffic than the office scenario.
- In response to a question, Randy Goddard stated that he did not have in front of him the traffic generation numbers for the existing uses on the site. However, those numbers are much less than the traffic generation numbers for the proposed uses. John Carmichael stated that the CDOT memo provides that the existing uses generate 285 daily trips.
- An attendee asked if the Petitioner would consider a shorter building. John Carmichael stated that the rezoning team would discuss that issue.
- In response to a question, Phil Oliver confirmed that the 300 foot maximum height includes the parking deck.
- An attendee stated that she is not comfortable with this presentation because there is not enough information.
- In response to a question, John Carmichael stated that he has exchanged emails with a representative of the Cherry Community. John Carmichael stated that they are happy to meet with the Cherry Community and to have additional meetings with interested parties.
- In response to a question, John Carmichael stated that he would stay in touch regarding additional meetings and any deferrals of the public hearing.
- An attendee stated that she can envision a large garage structure with a tall structure above. This is a gateway to Uptown. I can't help but think it will be a negative as we do not have elevations that may help us feel better about what you guys are going to build.
- In response to a question, John Carmichael stated that he would send the power point presentation and the list of the Community Meeting attendees to the individuals who attended the Community Meeting.

John Carmichael thanked the attendees for attending the meeting, and the meeting was adjourned.

**CHANGES MADE TO THE PETITION AS A RESULT OF THE COMMUNITY MEETING AS OF THE DATE HEREOF:**

No changes have been made to the rezoning plan or to the Rezoning Petition as of the date of this Community Meeting Report solely as a result of the Community Meeting.

Respectfully submitted, this 14<sup>th</sup> day of June, 2021

**Tribek Properties, Petitioner**

cc: Ms. Lisa Arnold, Charlotte Planning, Design & Development Department (via e-mail)

PLEASE NOTE THERE ARE TWO MAILING LISTS YOU NEED TO USE. SEE BOTH TABS BELOW AND MAIL TO ALL NAMES LISTED. PLEASE CONTACT US WITH ANY QUESTIONS. THANK YOU!

2021-044	TAXPID	OWNERLASTN	OWNERFIRST	COWNERFIRS	COWNERLAST	MAILADDR1	MAILADDR2	CITY	STATE	ZIPCODE
2021-044	12509302	STATE EMPLOYEES CREDIT UNION INC				PO BOX 35412		CHARLOTTE	NC	28235
2021-044	12509308	BLACKWOOD CHARLOTTE LLC				38-08 BELL BLVD		BAYSIDE	NY	11361
2021-044	12509309	TARGET CORPORATION		STORES	C/O IINTER-CONTINENTAL FINANCIAL SERVICES LTD	C/O ALTUS GROUP US INC	PO BOX 72028	PHOENIX	AZ	85050
2021-044	12509401	MECKLENBURG COUNTY			ATTN:REAL ESTATE EXISTING	600 E 4TH ST 11TH FLOOR		CHARLOTTE	NC	28202
2021-044	12509503	MECKLENBURG COUNTY			% REAL ESTATE /FINANCE DEPT	600 E 4TH ST 11TH FLOOR		CHARLOTTE	NC	28202
2021-044	12510106	CENTRAL PIEDMONT COMMUNITY	COLLEGE THE TRUSTEES OF		% REAL ESTATE /FINANCE DEPT	PO BOX 4009		CHARLOTTE	NC	28204
2021-044	12510512	WELLS PROPERTY NUMBER TWO LLC				132 BREVARD CT		CHARLOTTE	NC	28202
2021-044	12510513A	WELLS PROPERTY NUMBER FOUR LLC				132 BREVARD CT		CHARLOTTE	NC	28202
2021-044	12510513B	MECKLENBURG COUNTY ABC BOARD				3333 N TRYON ST		CHARLOTTE	NC	28206
2021-044	12510527	SOUTHSTAR HOLDINGS-CROWN CONCORD LLC			SOUTHSTAR HOLDINGS-NEW BERN LLC	101 S KINGS DR STE 200		CHARLOTTE	NC	28204
2021-044	12510605	CWS SAF 1X 205 LLC			CWS MIDTOWN VOLENTE LLC	14 CORPORATE PLAZA STE 210		NEWPORT BEACH	CA	92660
2021-044	12510701	SOUTHSTAR HOLDINGS-CROWN CONCORD LLC			SOUTHSTAR HOLDINGS-NEW BERN LLC	101 S KINGS DR STE 200		CHARLOTTE	NC	28204
2021-044	12510901	CENTRAL PIEDMONT COMMUNITY	COLLEGE TST(ATTN:FINANCIA			PO BOX 35009		CHARLOTTE	NC	28235
2021-044	12510998	AOA LEASING CO			C/O ADAMS OUTDOOR ADVERTISI	2299 SCOTT FUTRELL DR		CHARLOTTE	NC	28208





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2021-044	ORGANIZATION_NAME	FIRST_NAME	LAST_NAME	STREET_ADDRESS	UNIT_NUM	CITY	STATE	ZIP
2021-044	Amherst Place Homeowners Association	June	Watts-Mistri	1730 Amherst Pl		Charlotte	NC	28204
2021-044	Belmont	Mark	Lynch	1021 Harrill Street		Charlotte	NC	28205
2021-044	Charlotte Center City Partners- Uptown Neighborhoods	Kyle	Bridges	200 South Tryon		Charlotte	NC	28202
2021-044	Charlotte Regional Realtor Association	Joe	Padilla	1201 Greenwood Cliff		Charlotte	NC	28204
2021-044	Cherry Neighborhood Association	Kathryn	Hubicki	325 Baldwin Ave		Charlotte	NC	28204
2021-044	Cherry Neighborhood Association	Kristen Joyce	Moyer	1922 Luther St		Charlotte	NC	28204
2021-044	Cherry Neighborhood Association	Myron	Patton	1623 Luther St		Charlotte	NC	28204
2021-044	Cherry Neighborhood Association	Stephanie	Wick	1712 Amherst Pl		Charlotte	NC	28204
2021-044	Cherry Neighborhood Joint Leadership Team	Sylvia	Bittle- Patton	1623 Luther Street		Charlotte	NC	28204
2021-044	Cherry/ Elizabeth	Rex	Jones	308 Queens Road #22		Charlotte	NC	28204
2021-044	Crescent Heights Neighborhood Association	Cullen	McNulty	2237 Crescent Av		Charlotte	NC	28207
2021-044	Dilworth Community Development Association	Jill K	Walker	1140 Langanore Pl		Charlotte	NC	28203
2021-044	Dilworth Community Development Association	John	Fryday	1119 Belgrave Pl		Charlotte	NC	28203
2021-044	Elizabeth Community Association	Beth	Haenni	2133 Greenway Av		Charlotte	NC	28204
2021-044	Elizabeth Community Association	Jim	Belvin	624 Lamar Ave		Charlotte	NC	28204
2021-044	Elizabeth Community Association	Melanie	Sizemore	2309 Vail Av		Charlotte	NC	28207
2021-044	Elizabeth Community Association	Monte	Ritchey	525 Clement Av		Charlotte	NC	28204
2021-044	First Ward	Edward	Kerstein	756 N Davidson St		Charlotte	NC	28202
2021-044	First Ward Neighbors, Inc	Bob	Szymkiewicz	702 E 9th St		Charlotte	NC	28202
2021-044	First Ward Neighbors, Inc	Will	Haden	633 N. Alexander St.		Charlotte	NC	28202
2021-044	First Ward, Southend	Cassie	Brown	709 E. 8th Street		Charlotte	NC	28202
2021-044	Fourth Ward	Terri	Cain	127 N. Tryon St. #14		Charlotte	NC	28202
2021-044	Friends & Residents Of Historic Cherry	Karen	Jensen	311 Baldwin Av		Charlotte	NC	28204
2021-044	Heart Math Tutoring	Holly	Rodden	805 Lexington Ave		Charlotte	NC	28203
2021-044	Myers Park Manor	Kris	Taylor	430 Queens Road	#521	Charlotte	NC	28207
2021-044	Office Of The Governor Of The North Carolina	Budd D.	Berro	600 E Fourth St		Charlotte	NC	28202
2021-044	Plaza Central Partners Neighborhood Association	John L.	Nichols, III	1200 Central Av		Charlotte	NC	28204
2021-044	Sharon Woods	Sean	Smith	318 Queens Rd		Charlotte	NC	28204
2021-044	The Cherry Community Organization (CCO)	Barbara	Rainey	610 Baldwin Avenue		Charlotte	NC	28204

**NOTICE TO INTERESTED PARTIES  
OF COMMUNITY MEETING**

**Subject:** Community Meeting - **Rezoning Petition No. 2021-044** filed by Tribek Properties to request the rezoning of an approximately 2.07 acre site located on the east side of Kings Drive between East Third Street and East Fourth Street (across Kings Drive from Thompson Park)

**Date and Time of Meeting:** Tuesday, May 11, 2021 at 6:30 p.m.

**Place of Meeting:** See Below for Information on How to Access the Virtual Community Meeting

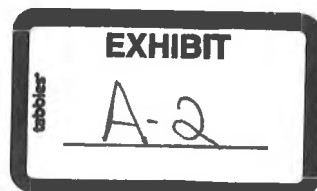
We are assisting Tribek Properties (the "Petitioner") in connection with a Rezoning Petition it has filed with the Charlotte Planning, Design & Development Department requesting the rezoning of an approximately 2.07 acre site located on the east side of Kings Drive between East Third Street and East Fourth Street (across Kings Drive from Thompson Park) from the B-2 and MUDD (CD) zoning districts to the MUDD-O zoning district. The purpose of this rezoning request is to accommodate the development of a maximum 300 foot tall building on the site that could be devoted to office, multi-family and/or hotel uses. Additionally, up to 8,000 square feet of retail, personal service and eating, drinking and entertainment establishment uses could be located in the building.

The Petitioner will hold a virtual Community Meeting prior to the Public Hearing on this Rezoning Petition for the purpose of discussing this rezoning proposal with nearby property owners and organizations. The Charlotte Planning, Design & Development Department's records indicate that you are either a representative of a registered neighborhood organization or an owner of property that adjoins, is located across the street from, or is near the site.

Accordingly, on behalf of the Petitioner, we invite you to participate in the virtual Community Meeting regarding this Rezoning Petition on Tuesday, May 11, 2021 at 6:30 p.m. Area residents and representatives of area organizations who would like to participate in the Community Meeting must email their personal email addresses to [communitymeeting@robinsonbradshaw.com](mailto:communitymeeting@robinsonbradshaw.com) to receive an electronic invitation and link to the Community Meeting. If you do not have access to the internet or cannot otherwise participate in the Community Meeting and would like a hard copy of the presentation mailed to you, please contact John Carmichael at the email address or phone number below.

Once you log into the Community Meeting, a presentation regarding the Rezoning Petition will be provided. After the presentation, attendees will have an opportunity to ask questions.

The presentation will also be available on-line for review for a period of at least 10 days after the Community Meeting. The presentation will be posted on the Planning Department's webpage for this Rezoning Petition (Rezoning Petition No. 2021-044), and the link to this webpage is: <https://charlottenc.gov/planning/Rezoning/RezoningPetitions/2021Petitions/Pages/2021-044.aspx>. You can also continue to contact us with questions after the Community Meeting.



Representatives of the Petitioner look forward to sharing this rezoning proposal with you and to answering your questions.

In the meantime, should you have any questions or comments, please call John Carmichael at (704) 377-8341 or email John Carmichael at [jcarmichael@robinsonbradshaw.com](mailto:jcarmichael@robinsonbradshaw.com).

Thank you.

Robinson, Bradshaw & Hinson, P.A.

cc: Council Member Larken Egleston, Charlotte City Council District 1 (via email)  
Ms. Lisa Arnold, Charlotte Planning, Design & Development Department (via email)

Date Mailed: April 30, 2021

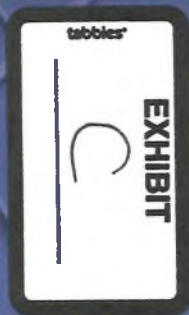


# Rezoning Petition No. 2021-044

Tribek Properties, Petitioner

Community Meeting

May 11, 2021



ROBINSON  
BRADSHAW

Charlotte : Research Triangle : Rock Hill  
[robinsonbradshaw.com](http://robinsonbradshaw.com)

## Rezoning Team

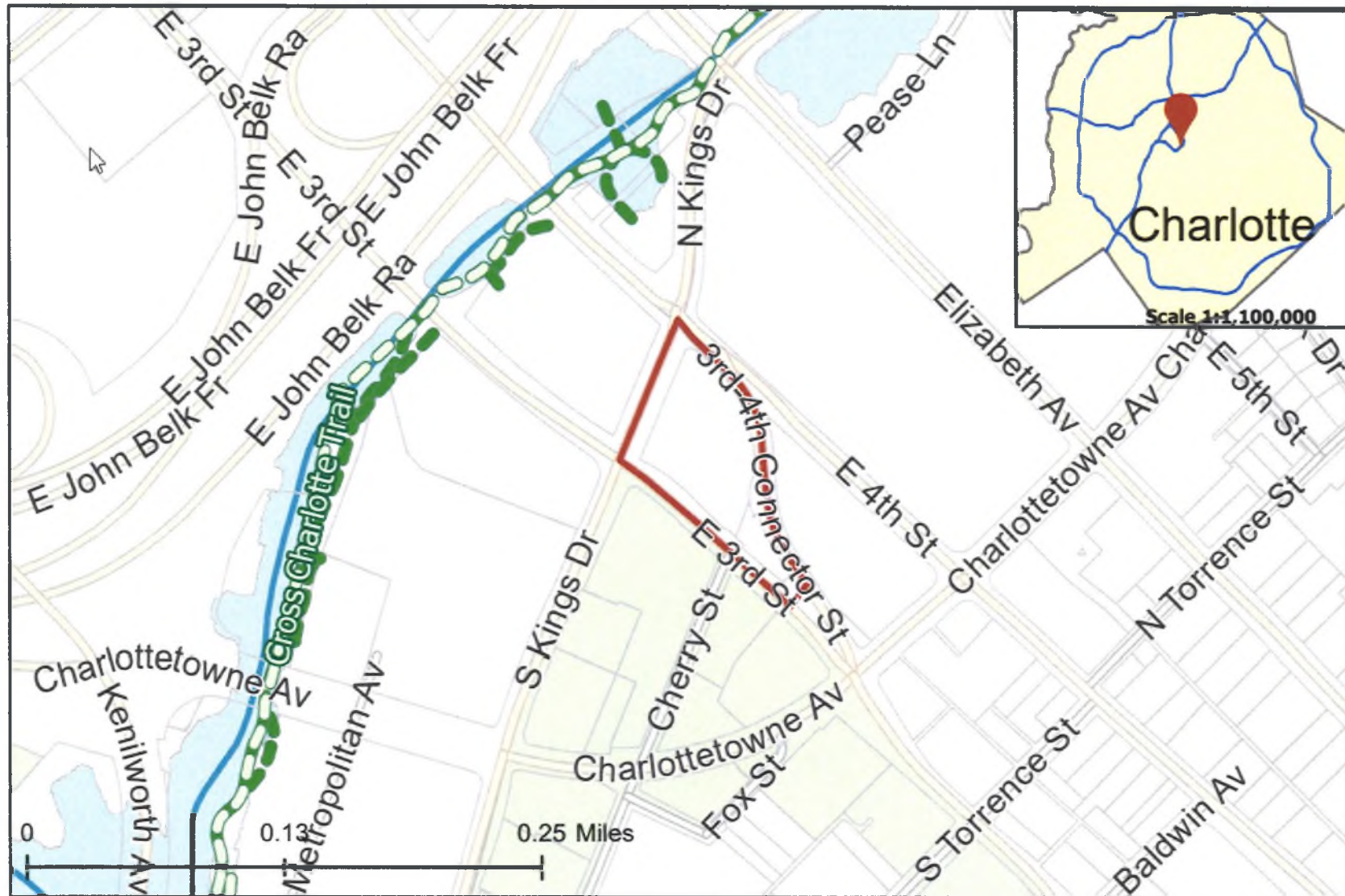
- Scott Bortz, Tribek Properties
- Sean Paone, ColeJenest & Stone
- Mary Beth Wortham, ColeJenest & Stone
- Phil Oliver, LS3P Associates
- Randy Goddard, Design Resource Group
- John Carmichael, Robinson, Bradshaw & Hinson



## Current Rezoning Schedule

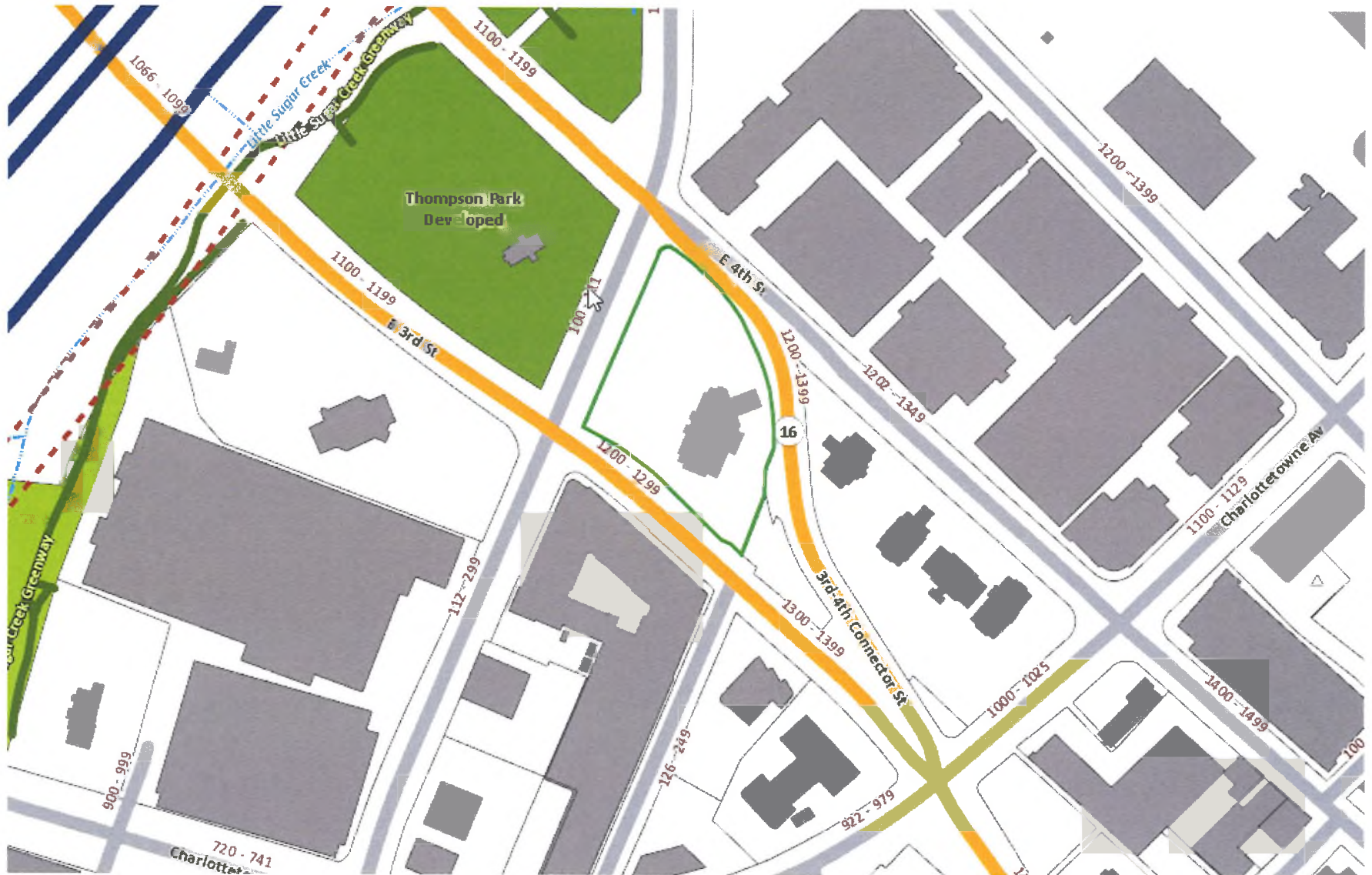
- Public Hearing: Monday, June 21, 2021 at 5:00 PM at the Charlotte-Mecklenburg Government Center
- Zoning Committee: Tuesday, July 6, 2021 at 5:30 PM at the Charlotte-Mecklenburg Government Center
- City Council Decision: Monday, July 19, 2021 at 5:00 PM at the Charlotte-Mecklenburg Government Center

## Site – 2.07 Acres





# Site





# Site

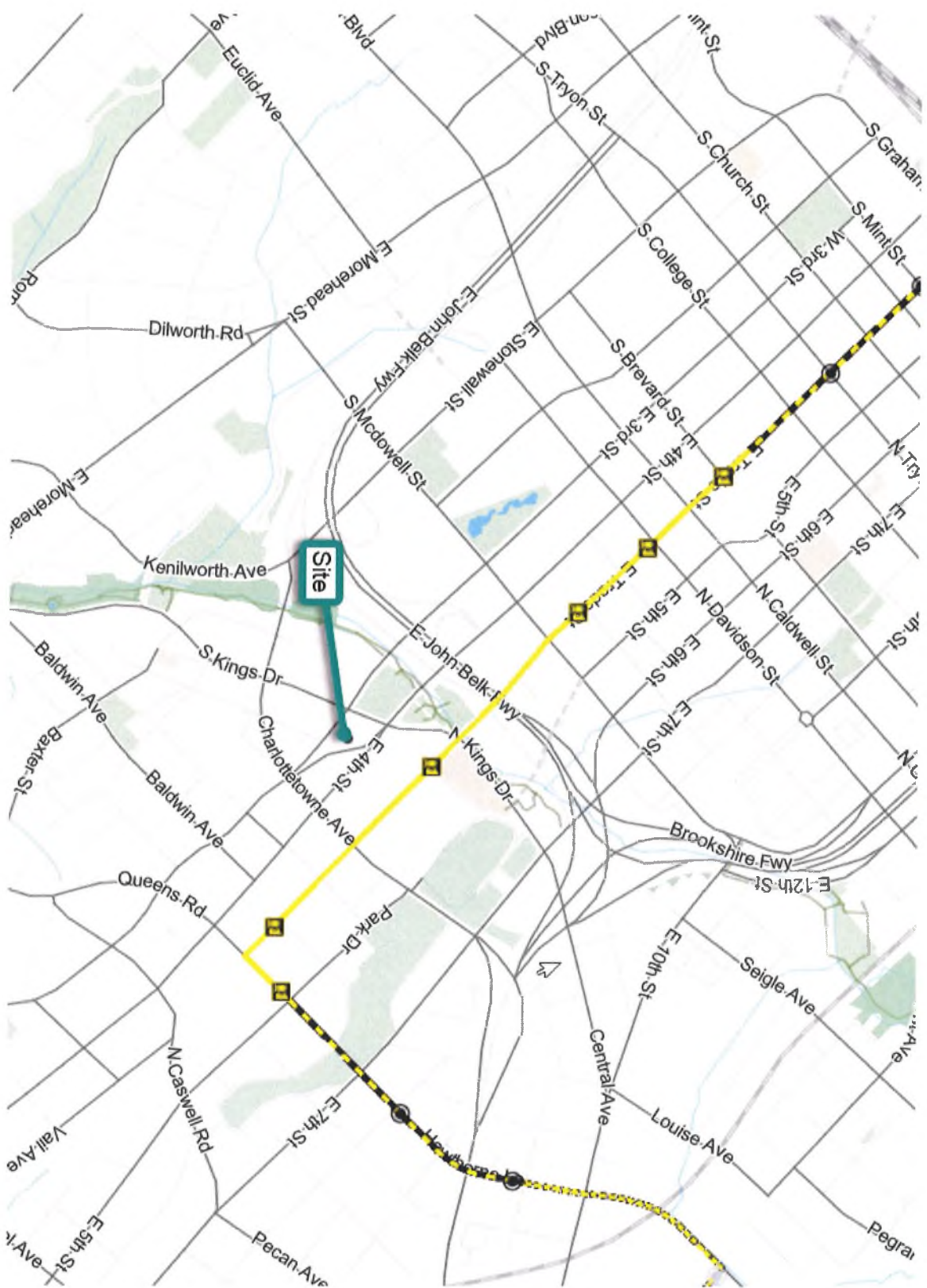




1. *Journal of Management Studies*, 1997, 34, 1, 1-14.

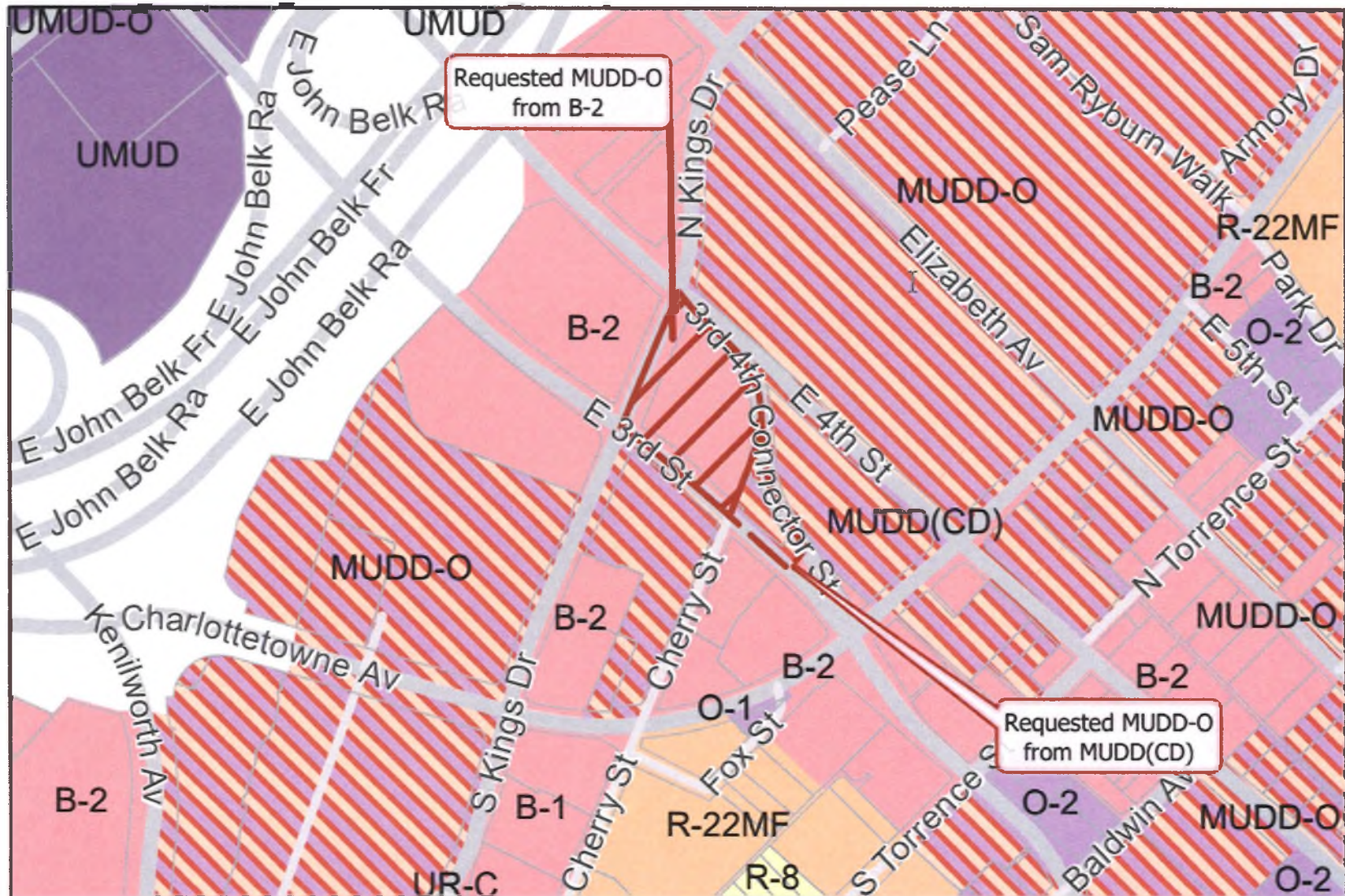


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# Current Zoning/Rezoning Request





## Rezoning Request

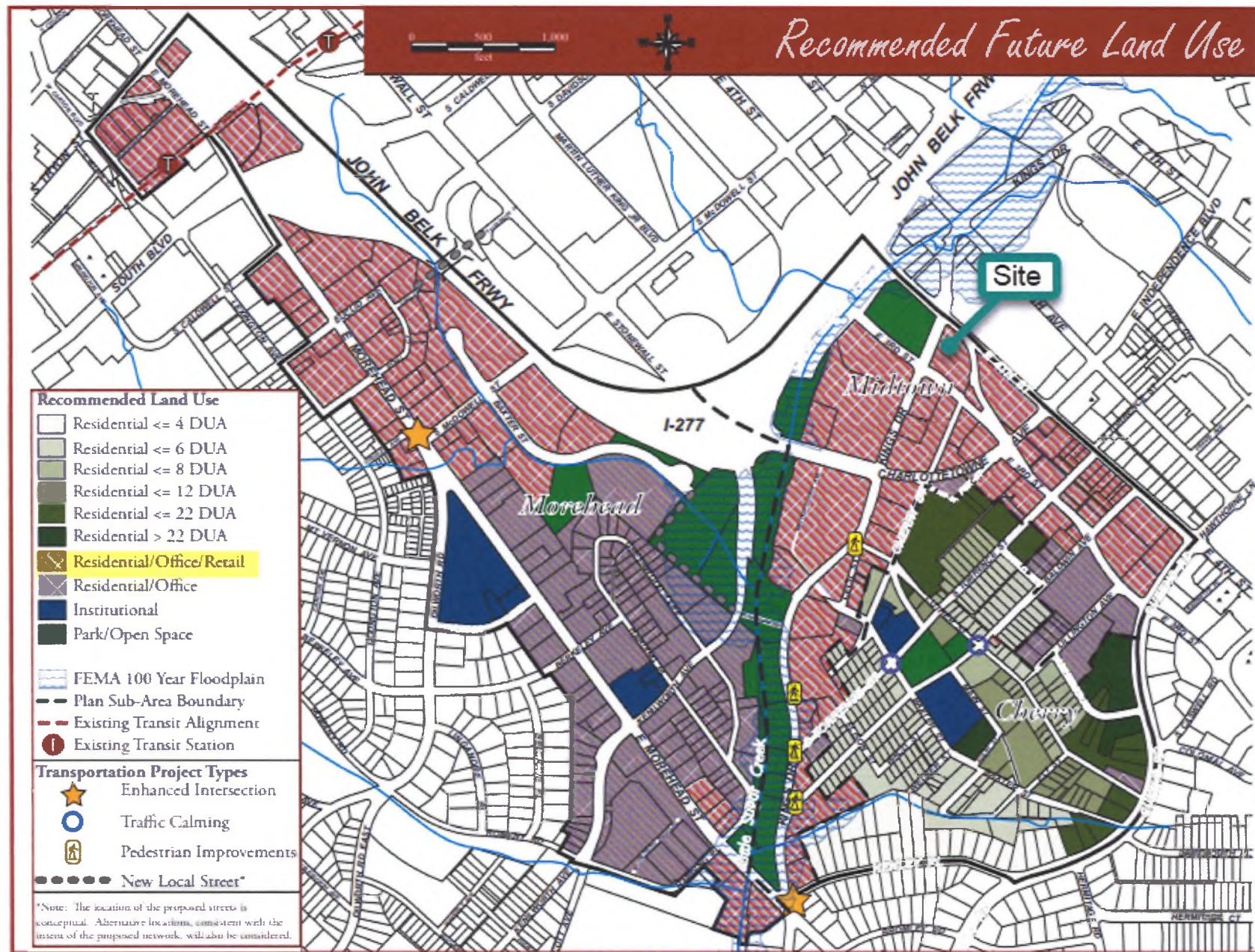
Requesting that the site be rezoned from the B-2 and MUDD (CD) zoning districts to the MUDD-O zoning district to accommodate the development of a maximum 300 foot tall building on the site that could be devoted to: office uses, multi-family dwelling units and/or a hotel use

Additionally, up to 8,000 square feet of retail, personal service and eating, drinking and entertainment establishment uses could be located in the building

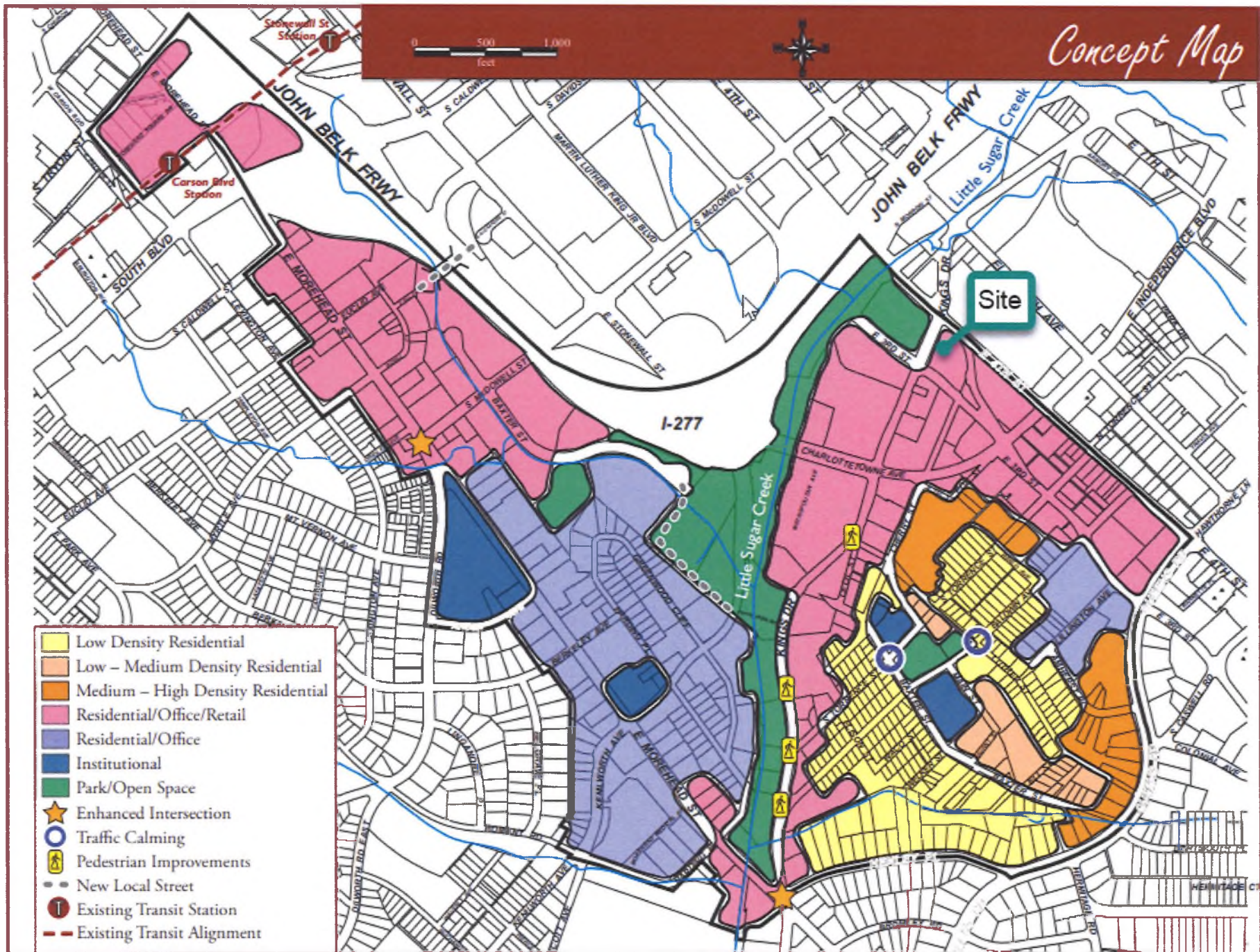


# Land Use Plan









Source: Charlotte-Mecklenburg Planning Department mapping, September 2011

Map 3

Midtown Morehead Cherry area plan 11

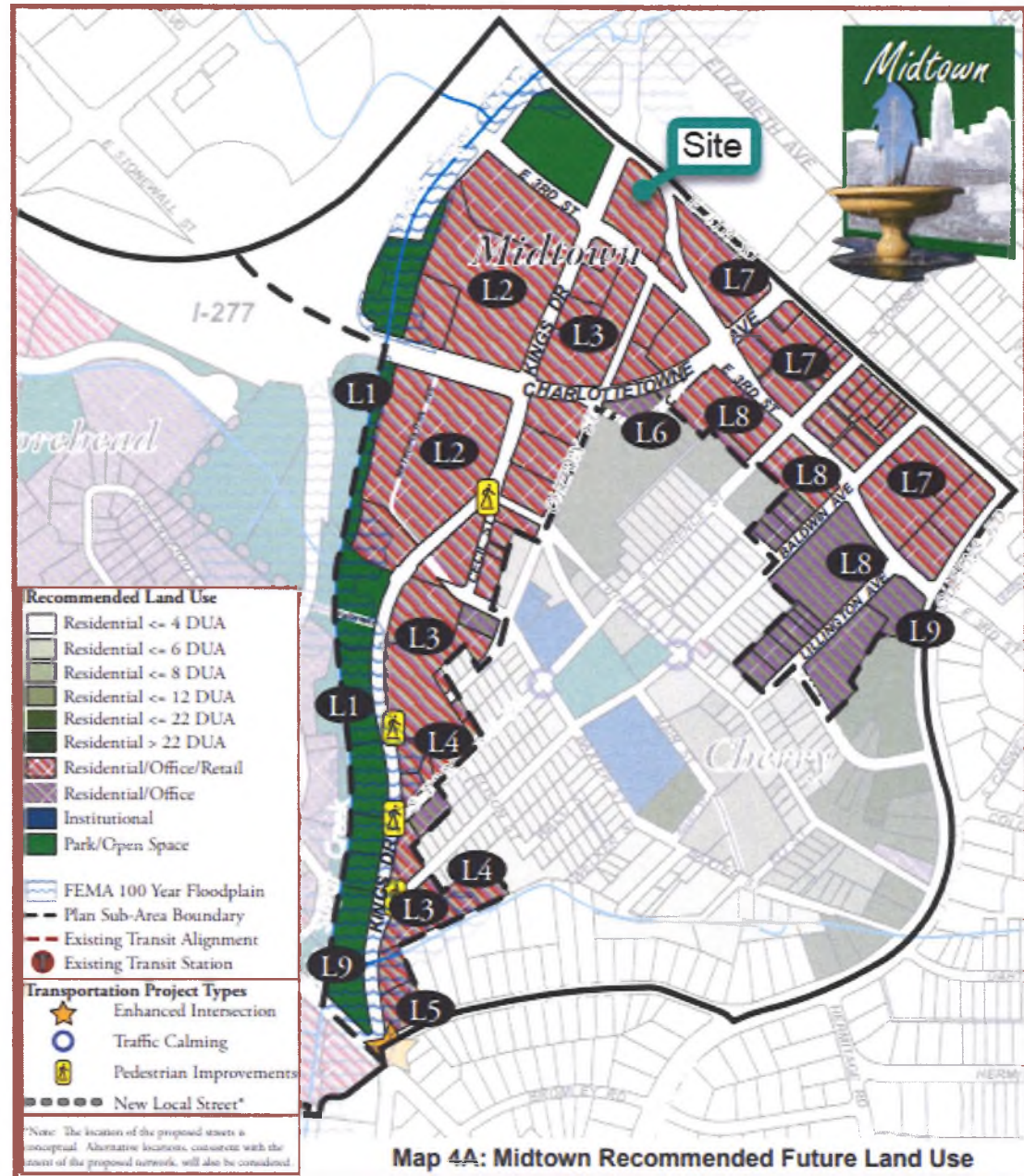


**L6. Charlottetowne Avenue at Fox Street:** A small triangular block fronting Charlottetown Avenue is zoned residential, but contains small nonconforming uses. It is considered an element of the Cherry neighborhood. The location is appropriate for mixed uses including residential and/or office.

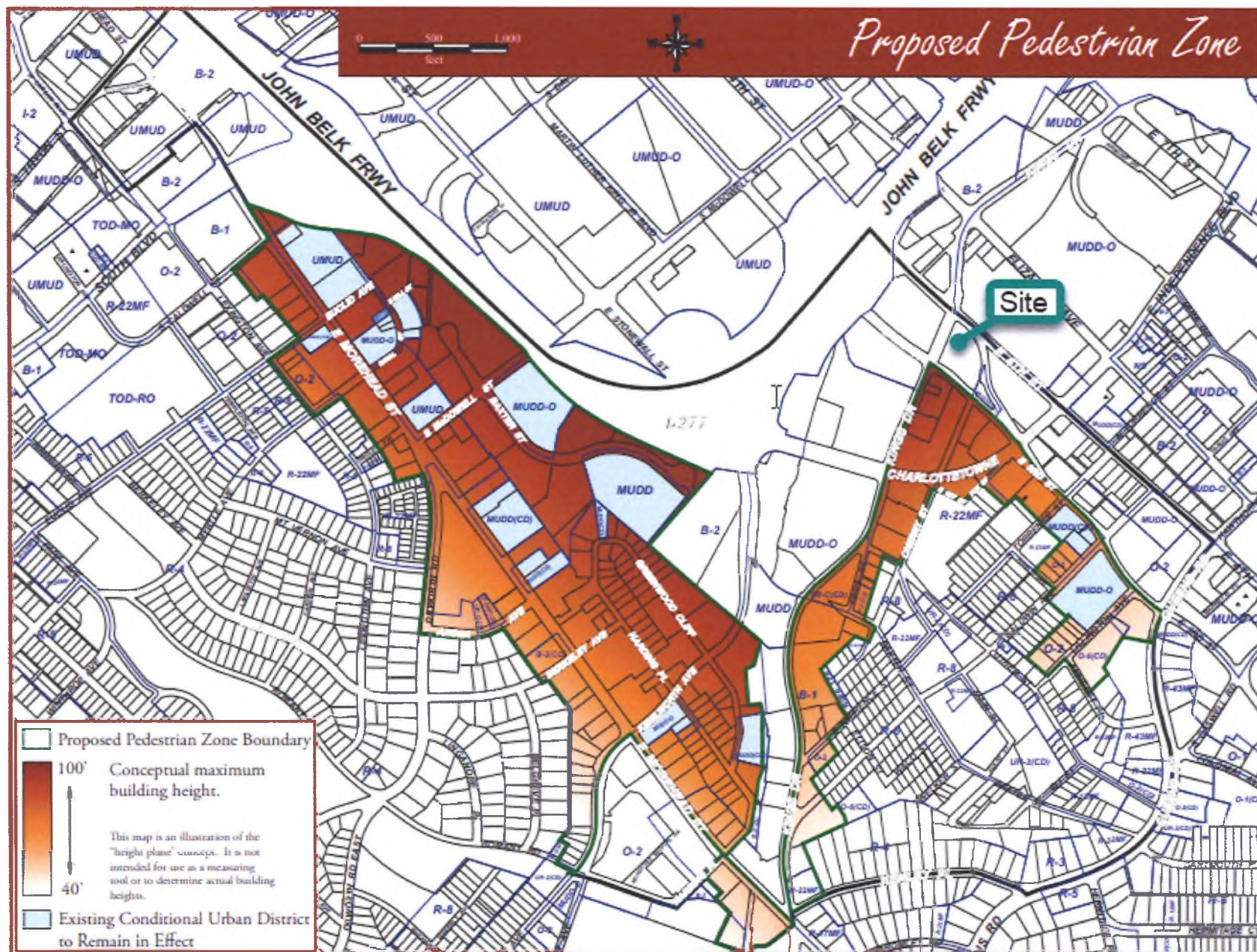
- Pedestrian Zone is recommended to ensure neighborhood compatibility and support pedestrian activity in the future.

**L7. Third to Fourth Streets:** This area is developed with retail, office, and institutional uses, some related to Central Piedmont Community College; some medical related, and some an extension of the Elizabeth commercial area further east. It is separated from the Cherry neighborhood by some distance and by intense vehicular traffic on Third Street, leading to reduced concerns on building height and density. The area is recommended for mixed use development including retail. Building heights exceeding usual PED limit (100 feet at present) may be appropriate, subject to site-specific rezoning applications. New uses should conform to the community design standards in this plan.

**L8. Third Street abutting Cherry:** A number of parcels front Third Street on the southwest side, or Lillington Avenue, Baldwin Avenue, or Torrence Street side streets extending from Third Street into the Cherry neighborhood by as much as a block. These are zoned and/or used for various retail and office uses. These properties are appropriate









# Rezoning Plan







# 101 KINGS DRIVE - CONCEPTUAL SITE PLAN

COLE JENSEN & STONE | 05.11.2021 | 04658.00





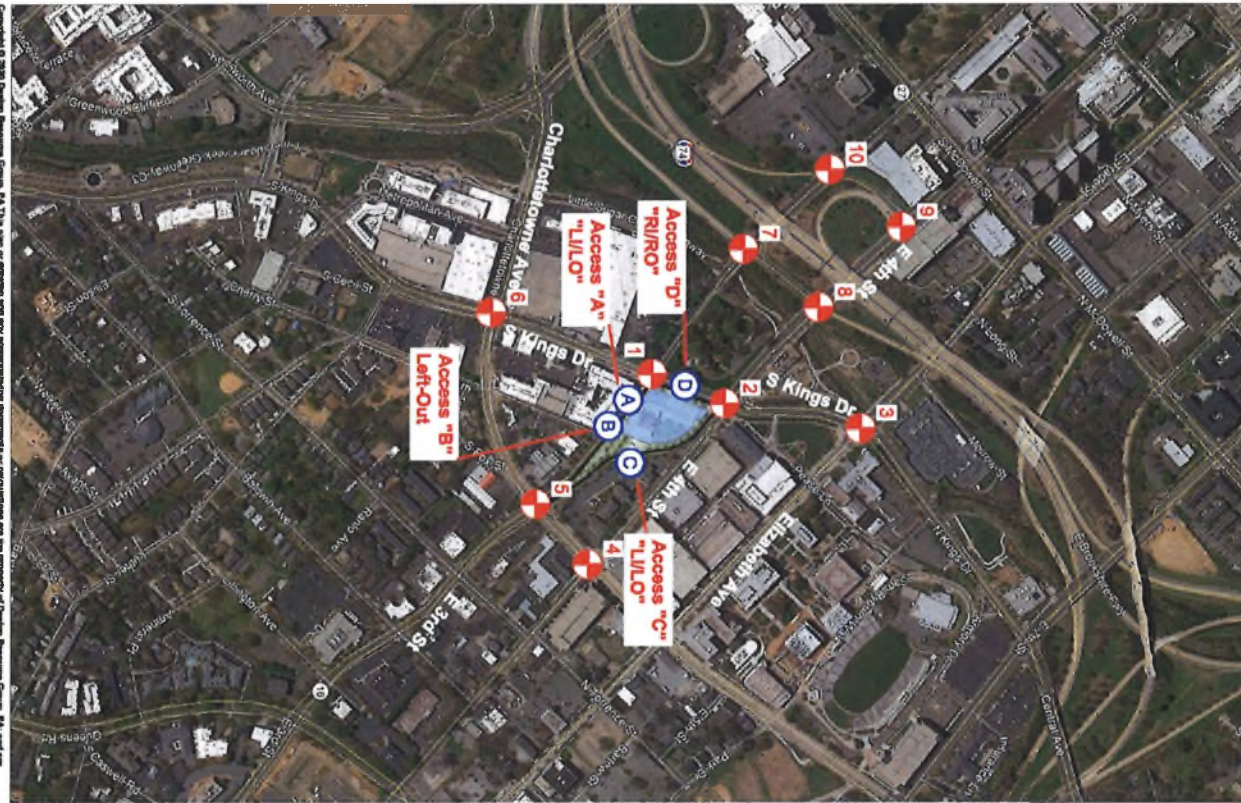
# Transportation



**LEGEND**

 Traffic Signal

 Stop Sign Control



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TRANSPORTATION PLANNING

10000 Matthews Road, Suite 200, Charlotte, NC 28226  
704.582.1000  
www.drginc.com

**101 KINGS DRIVE TIS**  
CHARLOTTE, NC

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**TRIBEK PROPERTIES, INC.**  
101 S. KINGS DRIVE SUITE 200  
CHARLOTTE, NC 28204

**AREA OF  
INFLUENCE**

0 300' 600' N

SCALE: 1" = 600'

PROJECT #: 622-2007

DATE: 12/20/07

DECEMBER 2007

REVISIONS:

1	12/20/07	

**Figure 1**





CHARLOTTE, NC

TRIBEK PROPERTIES, INC.  
101 S. KINGS DRIVE SUITE 200  
CHARLOTTE, NC 28204

0 \_\_\_\_\_ NTS

SCALE: NTS

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PROJECT #: 532-007

DESIGNED BY: RAN

DATE: 12/1/2020

DECEMBER 2020

REVISIONS:

NO.	DESCRIPTION	DATE
1	ISSUED FOR CONSTRUCTION	12/1/2020

Figure 10

